



HUNTING CREEK AREA PLAN

Stakeholders Group Formation Meeting



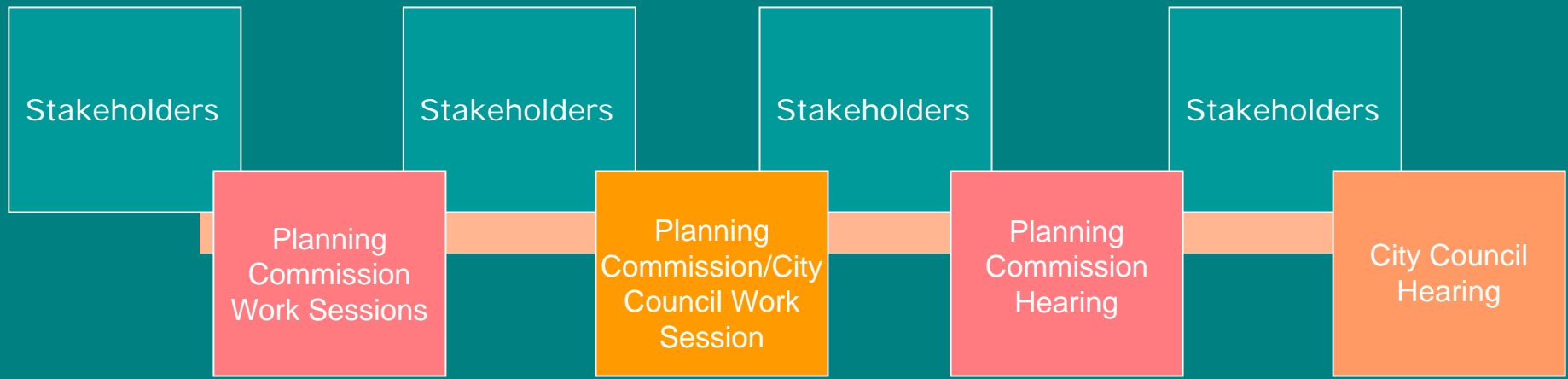
Hunting Terrace Site

Context

- Hunting Creek Area Plan
- Washington Street Standards
- Old and Historic District
- Zoning
- Affordable Housing



Process



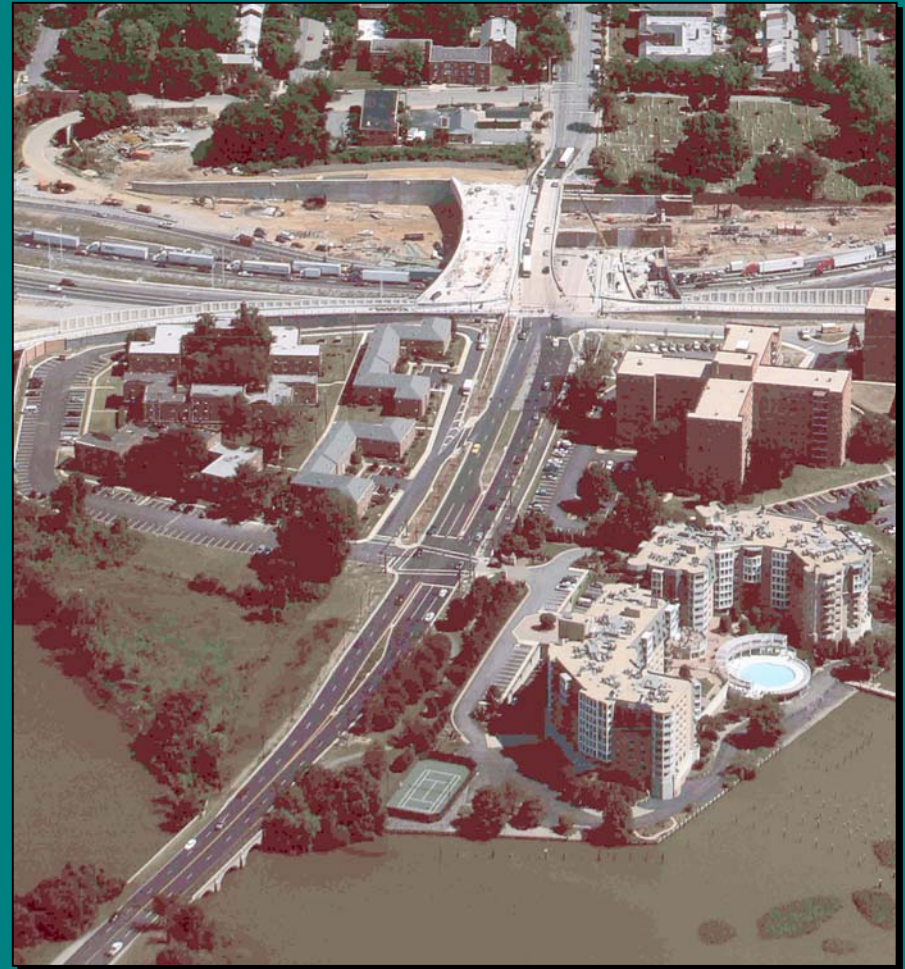
Redevelopment of the Site



Hunting Terrace Site

Review

- Text Amendment
- Development Proposal



Design Principles

- Underground Parking
- Building Breaks
- Appropriate Height, Scale, & Transitions
- Ground Level Open Space
- Street Grid – Blocks
- High Quality Building Design
- Compatible with the design of Washington Street



Planning Principles

- Create and preserve neighborhoods.
- Honor the historic and memorial character of the George Washington Memorial Parkway.
- Provide alternatives to the automobile with access to a variety of alternative circulation modes.
- Preserve affordable and workforce housing.
- Protect and enhance the natural environment.



Gunston Hall

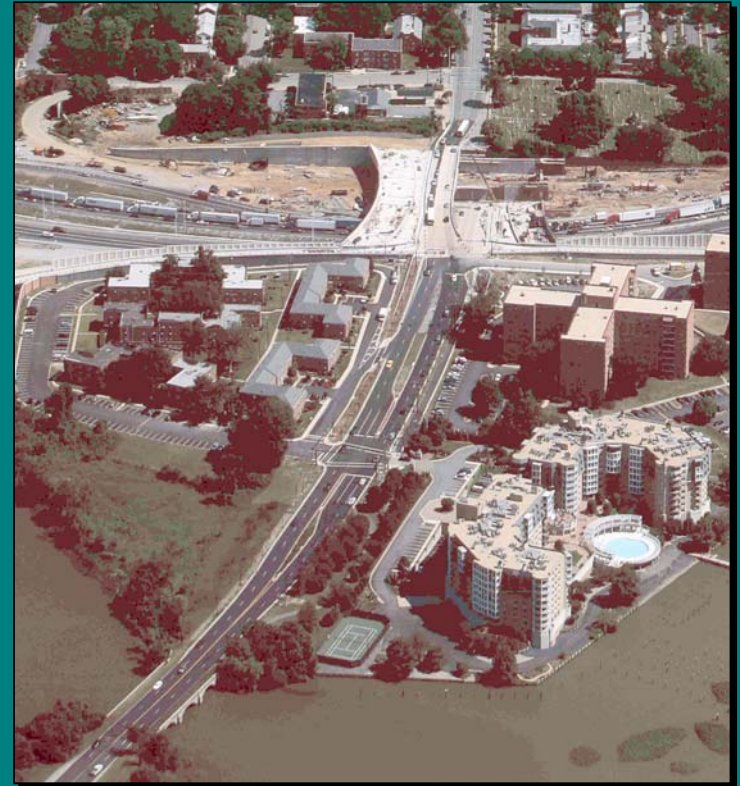


Hunting Terrace

Create and preserve neighborhoods

An urban neighborhood with strong connections to the community.

- Urban form with buildings on a broad, tree-lined boulevard.
- Character reflects Old Town.
- Strong pedestrian connections internally and into the community.
- Internal community spaces and activities.



Historic Character



An area that reflects the historic and memorial character of George Washington Memorial Parkway.

- A broad, tree-lined boulevard.
- A transition from the wide spaces south of Alexandria, to somewhat lesser setbacks on South Washington Street, to the close urban character of the core of Old Town.
- A strong statement of the entry into Alexandria and passage on to Old Town.

Affordable Housing

Retain affordable and workforce housing through partnership with Alexandria Housing Development Corporation or other nonprofits.

- Partnership in rehabilitation or redevelopment.
- Opportunities for affordable housing in redevelopment.



Access by choice of modes

Enhance alternatives to the automobile by improving circulation by a variety of circulation modes

- Improve pedestrian environment and pedestrian connections from individual developments to transit and to Old Town.
- Retain bus stop, turnaround and layby location.



Natural Environment

Enhance the natural environment of the waterfront and wetland areas in the planning area, and make them accessible for public enjoyment, education and recreation in ways consistent with enhancement of habitat values.

- Restoration of Resource Protection Areas where disturbed by previous development.
- Site and community design for visual and physical access to natural areas.



Hunting Terrace Wetland Area

Affordable Housing Hunting Creek Area Plan

3.4.3. In order to retain affordable and workforce housing in the City, the City may consider a zoning text amendment or zone change to allow additional height and density with setbacks appropriate to the project and the site, and in conformance with the Board of Architectural Review's Washington Street Standards and Guidelines, with SUP approval, if the project provides for extraordinary affordable housing, including but not limited to the acquisition by the City, or by a nonprofit housing corporation, of units at the project.

Affordable Housing City Density Bonus Program

- Section 7-700 of the City's Zoning ordinance allows for bonuses of up to 20% in density and up to 25 feet in height (not to exceed maximum allowable heights of 50 feet or less in districts with such designations) in exchange for affordable housing, but does not specify the amount of affordable housing.
- The City's "working understanding" with the development community (which has not been fully accepted by the Planning Commission) is that one-third of any units made possible by a density and/or height bonus should be affordable.

Affordable Housing

“Extraordinary affordable housing” in the context of the Hunting Creek Area Plan should be **substantially** in excess of this amount, particularly in light of the potential for additional height that is substantially in excess of the normally allowed height bonus.



Chatham Square Housing Project

Development Parameters

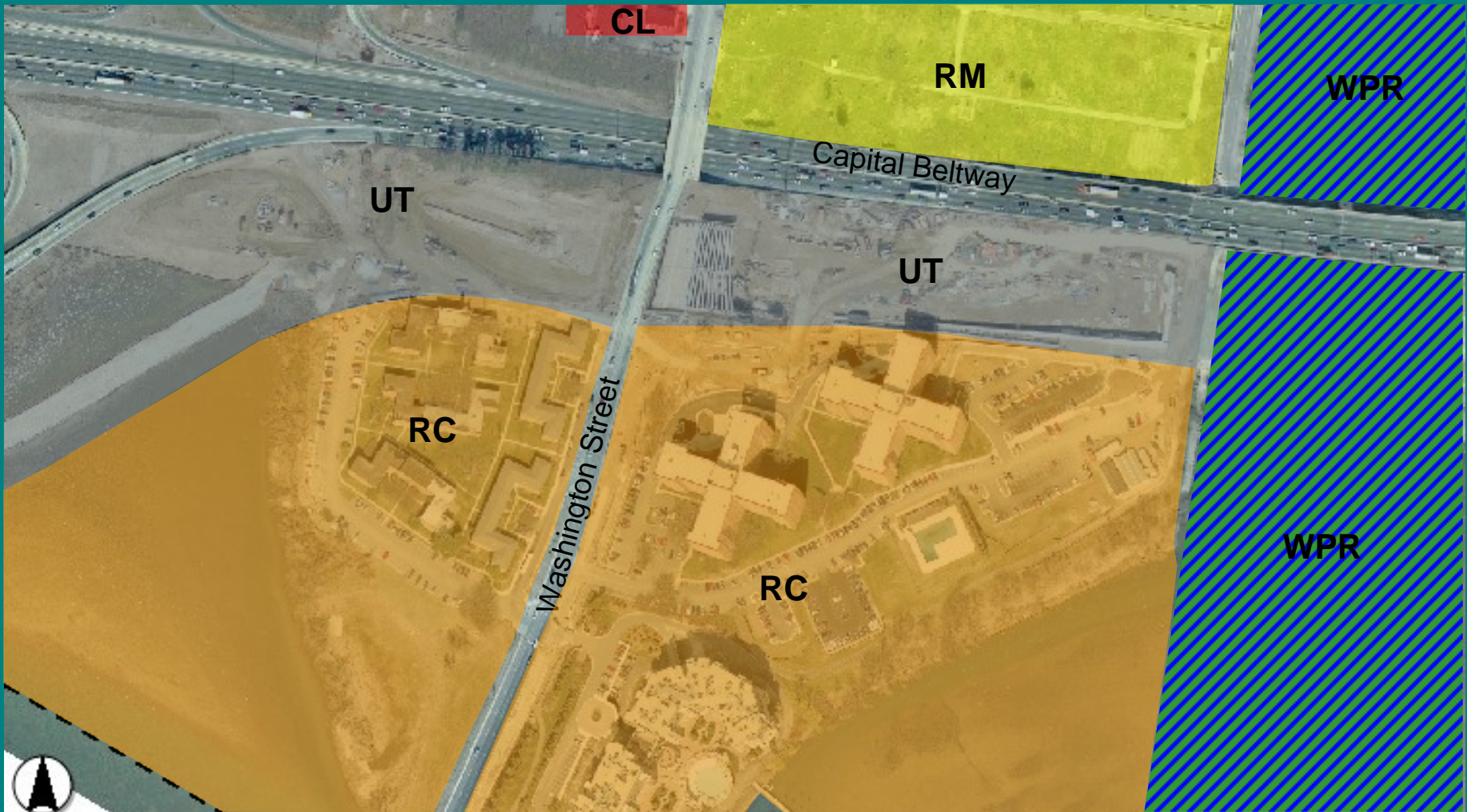
- Zoning
- Washington Street
 - Standards
 - Historic District
- Environmental Constraints
- Height
- Compatible Redevelopment
- Open Space
- Affordable Housing

Zoning

- 
- **RC/High Density Apartment Zone**
 - FAR - 1.25
 - Maximum Height – 50 feet
 - Open Space – 40%
 - Parking Requirements
 - 1.30 sp/ 1 bedroom unit
 - 1.75 sp/ 2 bedroom unit
 - 2.20 sp/3 bedroom unit

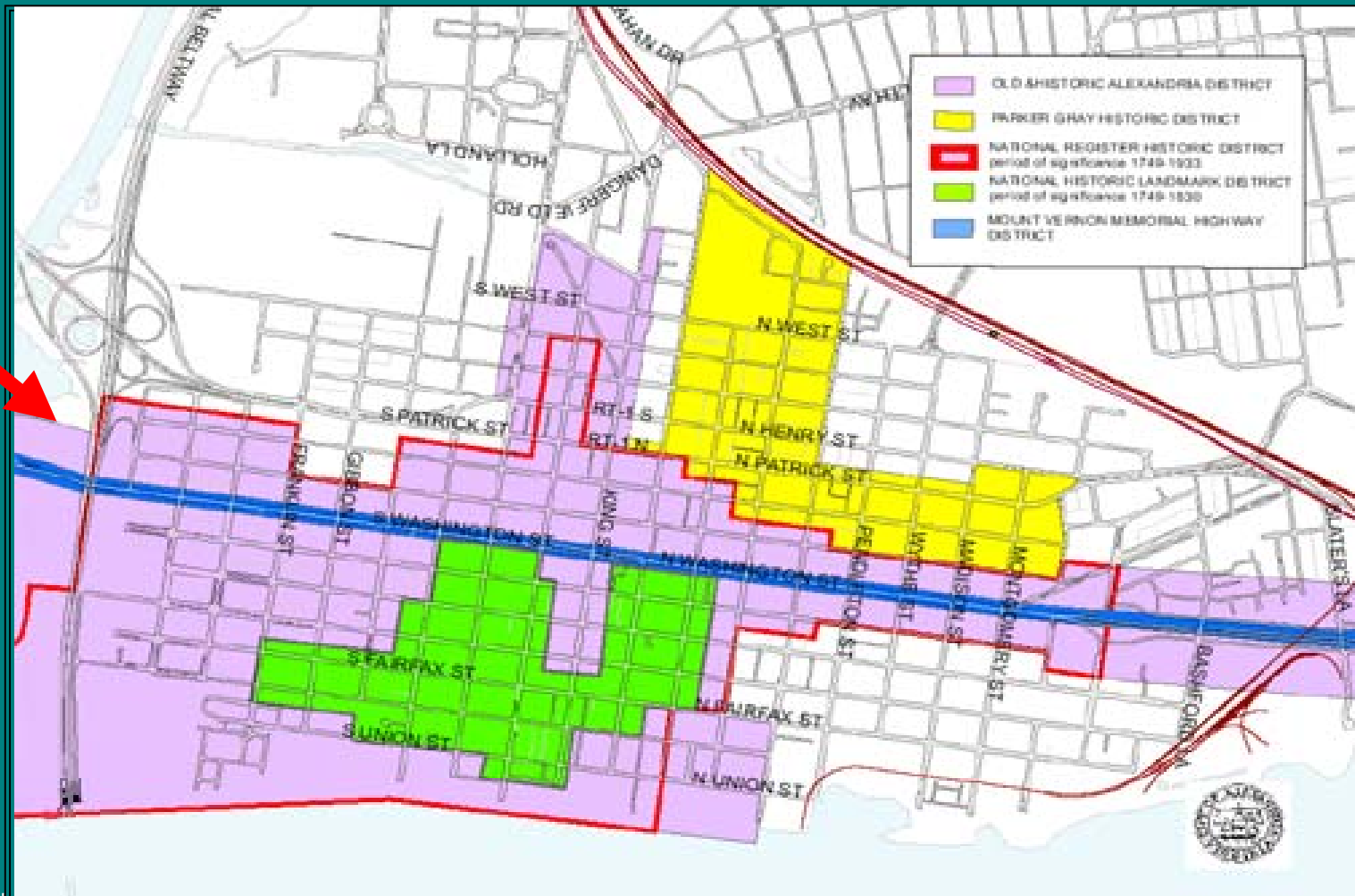
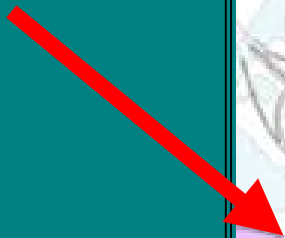


Zoning



Boundaries of the Historic District

Site



Site Context



Site Context



Mt. Vernon Trail



Urban Deck Construction

Site Context



Site Context – Open Space

Panorama from Belle Haven Park



Hunting Creek and Belle Haven golf course from Hunting Terrace

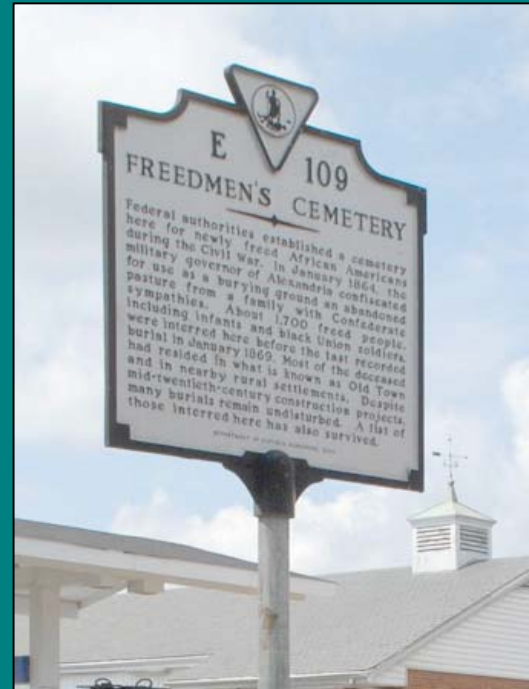


View from Jones Point Park



Potomac River from Hunting Towers

Site Context – History

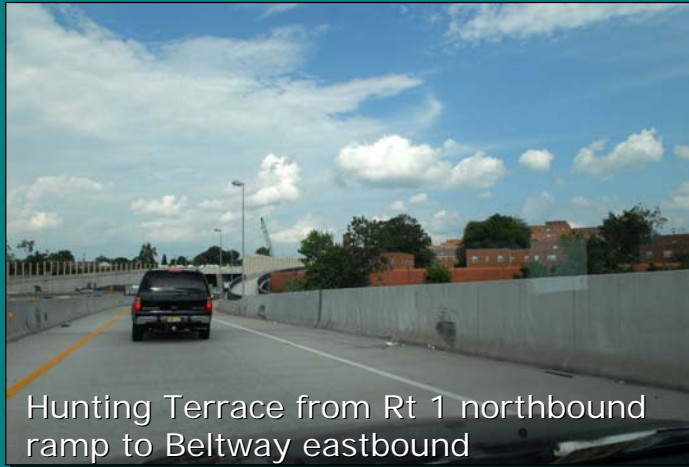


George Washington Memorial Parkway



Gunston Hall Apartments

Site Context – Views



Hunting Terrace from Rt 1 northbound ramp to Beltway eastbound



Hunting Towers from Woodrow Wilson Bridge Westbound



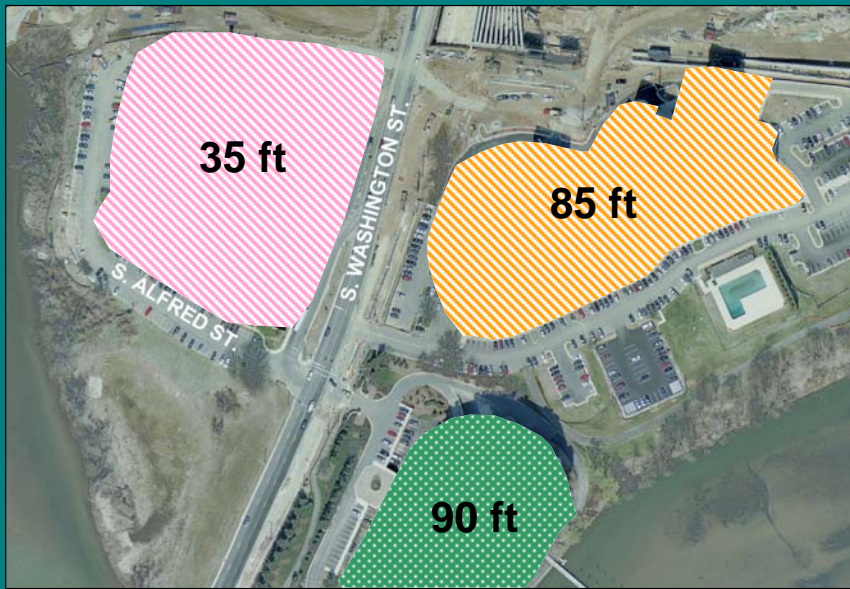
Hunting Terrace from Lee Center



Hunting Terrace from Beltway Eastbound

Building Heights

Existing Building Heights



Zoning – Height District Limits



Washington Street



- 1929 – City agreed to maintain memorial character of Washington Street
- 1932 – Parkway constructed in bicentennial celebration of Washington's birth
- 1993 – BAR adopted Washington Street Design Guidelines
- 1999 – Council appointed the Washington Street Task Force
- 2000 – Standards developed by Task Force incorporated into zoning ordinance



Hunting Creek Area Stakeholders Group
August 24, 2006

Washington Street Standards for New Construction

- Shall be compatible to traditional building character of Washington Street
- Shall not overwhelm or intrude upon historic buildings found on Washington Street
- Shall be designed in architectural styles reflective of historical architectural styles on Washington Street
- Shall possess massing reflective of adjacent historic buildings on Washington Street
- Shall be constructed of materials found on historic buildings on Washington Street
- Shall display a level of ornamentation, detail, and use of quality material consistent with buildings of historic architectural merit on Washington Street

Building Heights



Cotton Factory Building

50 Feet



Embassy Suites

90 Feet



120 Feet



Holiday Inn

70 Feet



160 Feet

Street Grid

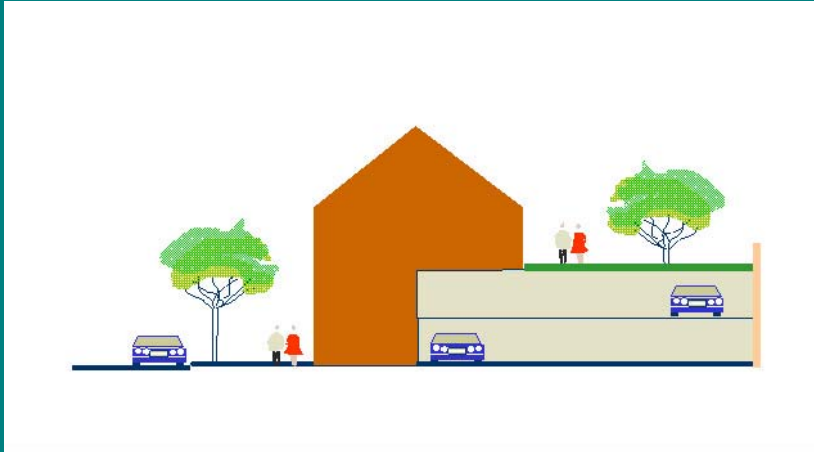


Scale of
Old Town
blocks

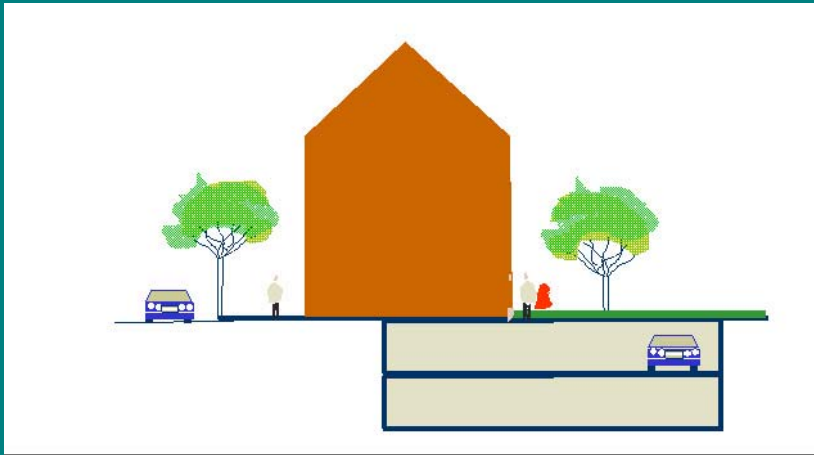
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Underground Parking



Above grade, screened parking increases the visual building bulk by 50% to 150% and places private open space on upper levels



Underground parking reduces the visual bulk of the parking and allows the open space to be at grade

Underground Parking



Whole Foods

Above-Grade Parking



Open Space



Monticello Lee Apartments



Gunston Hall Apartments



Monticello Lee Apartments

Building Design



Cotton Factory Building

Early Concept



Raised open space

Height near Parkway

Lack of building breaks

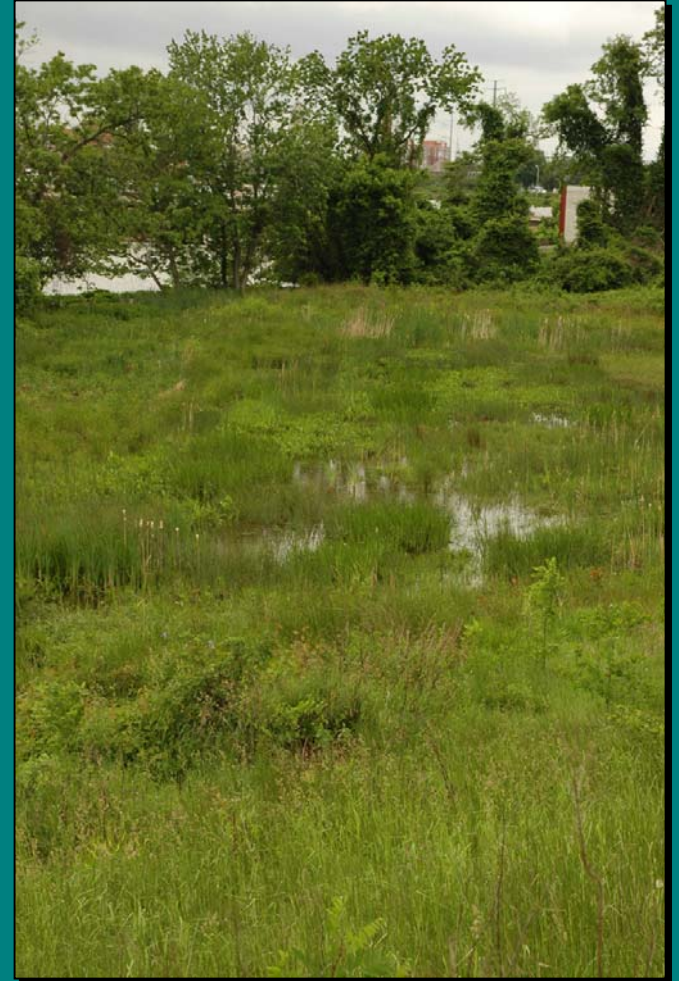
Emergency access

Above-grade parking

Building height

Next Steps

- Stakeholder group meetings on specific topics related to affordable housing strategy:
 - Affordable housing.
 - Historic character.
 - Development issues (height, bulk, scale, character, relation to surroundings).
 - Others
- Development of issues, ideas and strategies.
- Work session(s) with Planning Commission



Hunting Terrace Wetland